

COMMISSION CONFERENCE**MAY 7, 2002**

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Present: Mayor Naugle
Commissioners Hutchinson, Katz, Moore (1:37), and Smith (1:35)

Also Present: City Manager, City Attorney, and Police Sergeant

I-A – Education Advisory Board

A presentation was scheduled on the Education Advisory Board's current activities and priorities, as well as the City's participation with the National League of Cities Municipal Leadership in Education project. The City Manager introduced *Mr. John Wilkes*, the Board's outgoing Chair, who provided a PowerPoint presentation titled "In Pursuit of Educational Equity and Excellence," which involved a general overview of considerations and circumstances related to the public schools and served to emphasize the importance of community awareness and participation in the public school system.

Mr. Wilkes noted that the Board had representation from various educational facilities, but it was losing some qualified educational activists because they were so frustrated. They felt that action was not taken when advice was provided, although there were other cities in Broward County that had "stepped up to the plate." Mr. Wilkes discussed some of the individual projects on which the Board had worked over the last year. He noted that the City had failed to preserve the Westside and Southside Schools from being put out for public auction, despite urgings from the Board, the Council of Fort Lauderdale Civic Associations, and the Economic Development Advisory Board.

At 1:35 p.m., Commissioner Smith arrived at the meeting. Commissioner Moore arrived at 1:37 p.m.

Mr. Wilkes pointed out that the cost of replacing public land was great, and the Board felt the City needed the vision to preserve these sites. He also noted that the City had taken no action to support the Board's recommendation that Fort Lauderdale High School be designated as a second magnet school, although there had been some individual support from the Commission. However, there was an \$18 million capital improvement program planned for that School. Commissioner Smith wondered why that issue had not received City support. Mayor Naugle asked if the issue had been placed on a Commission agenda because the liaison departments normally presented matters when an advisory board requested Commission action. It was the first Commissioner Smith had heard of it, and he wanted a response from the City Manager.

Mr. Wilkes said that he had been asked to spearhead a movement for a multipurpose stadium at Fort Lauderdale High School. He noted that 15 of the 24 high schools in Broward County had stadiums, but neither Stranahan nor Fort Lauderdale High Schools had a stadium. Commissioner Moore did not believe Dillard High School had a stadium either. Mr. Wilkes advised that it did have a stadium, but Commissioner Moore did not feel it was operationally functional although that school had a field. Mr. Wilkes agreed that was true, and efforts were being made to obtain funding for improvements.

Mr. Wilkes reported that Fort Lauderdale was one of six cities participating in the National League of Cities' Municipal Leadership in Education Program. He explained that the Board would be looking to this Commission to take an active role in this Program, and the purpose was to increase citizen awareness and understanding about the public school system; to execute a vision and an action plan; and, to implement an action plan on a Citywide, collaborative basis.

Mayor Naugle referred to the slide entitled "Plan of Action." Mr. Wilkes stated that a vision was needed to ensure a mechanism was in place to be effective. In addition, the Board felt funding should be allocated for a full-time staff position as Director of Education with support staff because this was an overwhelming task that should be addressed in the City's upcoming budget. Mr. Wilkes noted that leadership was extremely important, and the Board was seeking the Commission's commitment to this process.

At 2:10 p.m., Commissioner Moore left the meeting.

Mayor Naugle was sure that all of the Commissioners were willing to do whatever they could to assist in this regard, but they had to be kept informed by the Board's liaison. He also suggested that a portion of the City's website be established for supporting Fort Lauderdale schools and different initiatives. Another idea was to create a separate organization people could join such as "Friends of Fort Lauderdale Education." Mr. Wilkes said he hoped to establish a steering committee comprised of a member of the School Board, a City elected official, a staff person, and participants from the Council of Fort Lauderdale Civic Associations and the business community. Ms. Leslie Carhart, Administrative Assistant II, distributed some written materials in this regard.

Commissioner Smith noted that this had been a rather critical report, but he appreciated knowing what failings there were and how public schools could be made better in Fort Lauderdale. He did not feel the School Board took criticism well. In fact, he had raised some concerns about his own child and, instead of addressing the problem, the school system had tracked down the individual who had provided him with some critical advice and admonished him. Commissioner Smith said that he was considering private schools now that his child was approaching high school age, and he thought many kids would be going to private schools if something were not done to address substandard public schools.

Mayor Naugle inquired about the latest lawsuit involving school inequities. Mr. Wilkes was hopeful for something with some "teeth."

Ms. Mary Fertig said that when she had first started 15 years ago, Commissioner Moore and Mayor Naugle had been energetic, and she was proud that every one of the Commission had attended School Board meetings to address one issue or another. She hoped to see a new generation of parents and educational activists because it was up to everyone in the community to get involved. As to the lawsuit, she noted that it took people to ensure that things were carried out as was true in the provisions associated with all settlements.

Mayor Naugle wondered how the settlement was going and how this Commission could help to ensure implementation. Ms. Fertig said it specifically addressed the issues of books, programs, courses, and the stadium issue mentioned earlier. They were all equity issues to ensure Fort Lauderdale students had the same amenities as students to the west. She felt everyone had a duty to report it when inequities were observed.

Mayor Naugle believe Fort Lauderdale had been the first City to use LETF funds for computers, and a lot of improvements had been made at park facilities adjacent to schools, such as swimming pools. He hoped the Board would keep the Commission informed if there was anything specific it could do to assist in the enforcement of the settlement. Ms. Fertig pointed out that Fort Lauderdale was a very generous City in terms of contributions to countywide efforts, and she hoped that generosity would be reciprocated.

Commissioner Hutchinson believed there were two issues for the Commission to tackle today. One was to appoint a Commissioner to the steering committee, and the other was to commit to a line item in the next budget for a full-time staff position. She said she had discussed this idea with the City Manager about a year ago, and she felt it was time to commit resources to education as an identified priority. Commissioner Katz was not clear on the responsibilities that this staff person would handle, and she wondered why the existing liaison could not deal with issues a step at a time. She noted that two individuals on the School Board represented the City, and she felt those people should be more proactive on the City's behalf.

Commissioner Moore thanked the Board for its work, but he differed on the idea of a full-time staff person for this task. He believed that the schools that seemed to be doing well were doing so because of the activism of the parents. Commissioner Moore felt the staff liaison and the Advisory Board provided the necessary apparatus to facilitate improvements initiated by the parents. He thought the public school system would always be limited unless the equity issue was addressed.

Commissioner Moore preferred that if resources were going to be committed, they be used to sue the School Board. He would much rather see this Commission point out the disparities in this community and join the suit to force the School Board to create equity in the schools. Mayor Naugle felt that if the School Board could not do that, the City could take over its schools. Commissioner Moore believed a lawsuit would result in greater gains than would a staff person. He suggested that the Board to develop a list of any inequities that still existed. He thought there would be great inequities identified if, for example, Dillard High School were compared to some of the western high schools or if North Fork and Walker Elementary Schools were compared to schools in the west.

Ms. Michelle Goosby, Vice-Chair of the Board, stated that the suit had already been done, and the Board felt the City should have a permanent employee to continue to monitor the settlement. Now that a standard had been set, she felt improvements could be made if there were a City employee addressing the issues. Ms. Goosby said she had learned a great deal in the past two years, and she believed a full-time employee was very important.

Commissioner Moore felt that a staff person might be appropriate at some point, but he did not think it was necessary now. He believed the liaison could establish and maintain necessary communications, and he wondered what authority the City would have if the standards set by the settlement were not met. The City Attorney said he had not received the stipulations and final order of the court for review. He understood the Board was seeking assistance in ensuring compliance with the stipulation. Mayor Naugle felt the City Commission needed an outline of what the settlement involved.

Commissioner Moore thought that if the equity issue were addressed, it would have the greatest impact on the desegregation issue, and more Fort Lauderdale children would return to the public school system. He recalled that when Walker Elementary School had a magnet program, students had been fighting to get into that school from all over Broward County. Commissioner Moore supported taking a legal approach first but, if that failed, consideration could be given to expanding City staff.

Commissioner Smith agreed with Commissioner Hutchinson, but he felt consideration should be given to reorganization of existing staff to provide someone with a title to demonstrate that education was a high priority. He did not know that an additional staff person would be necessary, however. Commissioner Smith understood the School Board had purchased 10 or 15 acres around Fort Lauderdale High School. Ms. Fertig agreed the land had been purchased, but she did not think it had been bought for the School. Commissioner Smith felt the City should recommit to the effort of making Fort Lauderdale High School a magnet school.

Commissioner Smith referred to the Southside School site. He stated that the Broward County Land Preservation Advisory Board had recommended the purchase of that site for open space, so if there was interest in a school there in the future, it might be something to discuss with the County Commission because many of the open space parcels would be deeded to remain open forever.

Ms. Fertig said she had served on a number of committees over the years, and when she attended School Board meetings, she often met representatives from other cities. She believed those cities brought more money home to their communities as a result. Ms. Fertig said that activists were helpful, but she believed the City Manager could be more effective at times, particularly with respect to interfacing with School Board members. She thought more active representation would result in more money coming to Fort Lauderdale schools.

Mr. Wilkes stated that he had learned at the National League of Cities Conference that most of the people involved in education were salaried employees, and he had even obtained a copy of a job description for such a position. Mayor Naugle believed that in some communities, the cities themselves ran the schools.

Reverend Jean stated that he worked with the Haitian community, and he agreed with Commissioner Moore that the City should sue the School Board because it was not doing the job it was paid to do. He stated that teachers were paid to teach, but many teachers were only there for the paycheck.

Mr. Ken Strand, of Nurmi Isles, commended the Board on an excellent report. He noted that problems like this caused people to take their children out of public schools in favor of private schools or home schooling.

Ms. Lu Deaner, member of the Board, said she would prefer to use resources early on to take care of kids in early childhood education rather than spending more later on corrective programs and incarceration. She felt the City needed a full-time person to pursue some wonderful ideas, and she was concerned that the curriculum for early childhood would be pushed down.

Ms. Nancy Thomas said she had 3 kids attending 3 different schools in Fort Lauderdale, and her family continued to support the public schools. She stated that many people had been working hard, and Fort Lauderdale did not necessarily have bad schools. Ms. Thomas felt much of the problem was the low awareness of what public schools had to offer. She thought this had a lot to do with marketing because there were some tremendous success stories and schools had to compete just like everyone else.

Mayor Naugle felt Ms. Thomas had made a valid point about perceptions concerning schools. He recalled a marketing tool that had been used in the past to promote the schools, and there were a lot of success stories. Commissioner Moore appreciated Ms. Thomas' concerns, but Fort Lauderdale was one of the largest contributors to the school system, and he felt the School Board should be marketing its schools. He agreed there was a problem with perception, and he felt the equity issues had a lot to do with it.

Ms. Pearl Maloney thought improvement could be achieved with the support of people like Commissioner Moore and all those who had attended conferences over the past few months. She said that innovative ideas had been brought back, and she did not think they could fail with the proper backing from the City.

The City Manager stated that there had been a discussion about staff for the Education Advisory Board, but there were many advisory boards to the Commission, all of which invested an equal amount of time to the various issues. Whether or not these things rose to the level of a dedicated staff person, he had to weigh it in the context of all the City's budget considerations. He stated that he would take a hard look at the resources necessary to accomplish the Commission's goals, whether that was a full-time staff person or some other resource. The City Manager agreed marketing was important, and a high quality piece had been published about all the schools within the boundaries of Fort Lauderdale. He felt everyone had to be mindful of the fact that taxes were collected for education, and he had to be careful of the taxes levied by the City.

Commissioner Hutchinson noted that the City was committed to the National League of Cities Program, and she hoped the current staff for the Board would have sufficient time to see the City through that project. She wanted a commitment from the City Manager that there would be sufficient staff. Commissioner Moore felt this was a responsibility of the School Board. The City Manager stated that Leslie Carhart was the liaison staff person for the Board, but she also had other responsibilities. He did not know if the workload had reached the point where she could not do it all by herself, but he would see she had the necessary support.

Mayor Naugle believed there was consensus to ask the City Attorney to look into what mechanisms were available to enforce the lawsuit and what the City could do to assist. Commissioner Moore thought the School Board must have a community outreach liaison in light of the number of administrative positions. Commissioner Smith agreed the School Board should help. Mr. Wilkes advised that there was a liaison, but the School Board's objectives were not identical to the City's objectives.

Mayor Naugle suggested the appointment of Commissioner Hutchinson to the steering committee. She agreed to serve. Commissioner Smith thought everyone agreed the City should pursue the idea of a magnet program at Fort Lauderdale High School.

Action: As discussed.

I-B – U.S.S. Hoga Berthing Site Selection

A discussion was scheduled on the proposed berthing site for the historic U.S.S. Hoga vessel on the New River/Riverwalk. Mayor Naugle thought it appeared consensus had been reached on a site. Mr. Jamie Hart, Supervisor of Marine Facilities, advised that 9 sites had been examined, and consensus had been reached on a site 300 feet west of the 3rd Avenue Bridge on the south side of the River. Mr. Hart said he had received no objections to this location.

At 2:54 p.m., Commissioner Moore left the meeting. He returned at 3:00 p.m.

Mayor Naugle understood the Marine Advisory Board, the Riverwalk Board and the Parks, Recreation & Beaches Advisory Board supported this site. Mr. Hart agreed that was correct.

Mr. Richard Winer, Chairman of the U.S.S. Hoga Association, introduced *Admiral Scharini*. He stated that Admiral Scharini was very active and served on the Association's Advisory Board. Admiral Scharini said the U.S.S. Hoga was only a tug vessel, but it had been a hero during the attack on Pearl Harbor. Of the 100 ships in Port during the attack, this was the only vessel still afloat, and Admiral Scharini looked forward to this living shrine to America's veterans in Fort Lauderdale. Commissioner Smith recognized Admiral Scharini's accomplishments as a local celebrity.

Commissioner Katz desired an agreement with the U.S.S. Hoga Association to address all of the conditions required by the Navy, including maintenance, hull inspections, fire, flood and intrusion control, periodic dry docking, and qualifications of the maintenance crew. She wanted to make sure that the vessel would be properly cared for in the future. Mayor Naugle agreed the agreement with the City should include a clause requiring compliance with all the requirements of the United States Navy. In addition, he wanted assurances that the vessel would be maintained in a good condition at all times. He also felt it should be available for tours and ceremonies when not in use, and it should be moved somewhere else the day it became unavailable or fell into disrepair.

Mr. Winer stated that all of those issues would be addressed or the Navy would remove the vessel, and all the Association was seeking from the City was the dockage. Commissioner Katz noted that the Navy paper work indicated an environmental study was necessary, and Mr. Winer advised it had been done. Commissioner Katz felt City Commission approval should be required for any upland improvements, such as ticket booths or concession booths. Mayor Naugle desired an insurance policy as well. Mr. Winer stated that the business plan addressed all of these issues. Commissioner Katz desired specific language in the agreement.

Mayor Naugle noted that he had spoken to representatives of the Fort Lauderdale High School Navy ROTC Program, and they had agreed to help, and there were others who were interested in participating. Mayor Naugle envisioned a ritual on the Riverwalk similar to the Navy's "ship's sundown" ritual, in which members of the ROTC would lower the flag each evening.

Ms. Sara Horn, Tarpon River Civic Association, wondered what would happen in the event of a hurricane since the vessel had no engine. She also did not think this was an appropriate site to which to attract visitors from the Riverfront since it was at the back door of the Courthouse. Ms. Horn did not see any site on the River as appropriate for this vessel.

Mr. Joseph Glick believed many of those present who were interested in this item were having difficulties hearing the proceedings.

Mr. Harold Carter stated that just as the wall of the Conference Room had pictures of former Mayors of the City for the sake of recording history, this tugboat would help preserve history on the New River for all the children of the City to see.

Mr. Joe Farrell, of the Resolve Marine Group Company, believed that in the event of a hurricane, the River was safer than Port Everglades. He understood Commissioner Katz's concerns and when those who were interested in this now were gone, there would be others who would help. He advised he would be supportive as a Viet Nam veteran himself.

Mr. Joe Hessmann, Chairman of the Marine Advisory Board, stated that consensus had been reached on this site through the formation of a subcommittee composed of members of the Marine Advisory Board, the Riverwalk Board, and the Parks, Recreation & Beaches Advisory Board. He stated that two meetings of the subcommittee had been held and various sites had been considered. Mr. Hessmann reported that "Site 7.5" had been the consensus.

At 3:07 p.m., Commissioner Hutchinson left the meeting. She returned at 3:09 p.m.

Mr. Bill Cling, Chairman of the Broward County Veterans' Council, reported that the Council had voted unanimously to support bringing the U.S.S. Hoga to Fort Lauderdale at its last meeting. He advised there were 157,000 veterans in Broward County, and he felt this was important to them all.

Ms. Elizabeth Hays, member of the Parks, Recreation & Beaches Advisory Board, wondered why no other location other than the New River had been proposed.

Mr. Gene Fitzgerald, one of the 157,000 veterans in Broward County and a retired Naval Officer, felt this would be another "jewel in the crown" of Fort Lauderdale. He felt it would fit well in the Arts & Science District, and he could think of no disadvantage.

Commissioner Moore felt this was a good location to start but, if it became problematic or a better site came up, the location could be reconsidered. Commissioner Katz thought everyone could continue looking for other areas that might be more appropriate, and she viewed this as a compromise location. Commissioner Smith asked Mr. Hart if he was satisfied that the vessel would be safe in this location in the event of a hurricane. Mr. Hart thought it was probably the safest location available.

Action: Approved. Formal action to be taken at Regular Meeting.

I-C – Nuisance Abatement Board Interviews

Interviews were scheduled with *Ted Fling* and *Don Larson* for the alternate member vacancy expiring February 17, 2003 on the Nuisance Abatement Board. Mr. Fling advised that he was the President of the Victoria Park Civic Association, and he had become very much involved in the community over the past five years, attending various training programs offered by the City. Mr. Fling described his professional and military background, and he was particularly interested in the Nuisance Abatement Board as he had a good working relationship with the Police Department.

Commissioner Smith asked Mr. Fling if he felt the Nuisance Abatement Board was a valuable tool for the City, and he replied he did. He noted that other cities around the United States used Fort Lauderdale's Board as a model.

Mr. Larson described his professional and military background and his involvement in civic activities. He stated that he had served on the City's Beach Advisory Board and on the Code Enforcement Board for eight years. Commissioner Smith asked Mr. Larson why he felt the Nuisance Abatement Board was important to the City. Mr. Larson believed it helped the City avoid lawsuits, and he thought it was important to the quality of life in neighborhoods.

Action: Additional action to be considered under Item III-B – Advisory Board Vacancies.

I-D – Drafted Central Beach Master Streetscape Plan

A presentation and update was scheduled on the drafted Central Beach Master Streetscape Plan. The City Manager noted that a written report had been distributed to the Commission, and he introduced *Mr. John Amodeo*, Chairman of the Beach Redevelopment Advisory Board, and *Mr. Doug Coolman*, of EDSA.

Mr. Amodeo introduced the Board members who were present. He stated that streetscapes were a high priority for the Board in the Central Beach area.

Mr. Coolman advised that the area in question ranged from Sunrise Boulevard to the 17th Street Bridge, between the Intracoastal Waterway and the Ocean, specifically within rights-of-way. He stated that a Beach Inventory Analysis had been developed, and there were certain challenges associated with making aesthetic improvements in the area. Mr. Coolman pointed out that there was a lot of asphalt, and the idea was to make improvements without interfering with existing businesses.

Mr. Coolman displayed some photographs of the area and stated that four areas had been identified. The first was the area north of the Bonnet House, and the proposal identified it as the North Beach Streetscape Improvements, which was also known as the Sunrise Lane District. He advised that an area to the south was being referred to as the North Beach Intracoastal/Overlook District. Mr. Coolman stated that the South Beach Residential District was the third area, and the Central Beach District was the last, and that had been broken down into two areas inside and outside the CRA boundaries. He pointed out that cost estimates had also been assigned to each of the area.

Mr. Coolman stated that various projects were on the drawing board or already underway, and those projects were doing much to improve the beach area. He pointed out that much of the on-street parking were being removed in favor of on-site parking for residents of the projects, and he felt that was a positive step, but it would take quite a long time before this redevelopment was complete. Mr. Coolman noted that there were also other initiatives underway that the City, County, and the State were pursuing.

Mr. Coolman stated that the Master Plan provided a series of tools that could be used at specific locations to make aesthetic improvements, some of which he described. He pointed out that there were places within the right-of-way in which landscaping improvements could be made without sacrificing legal parking spaces. Mayor Naugle believed that some of the parking spaces considered "illegal" were actually non-conforming. Mr. Coolman agreed that was correct, and a lot of unsafe parking conditions had been discovered as well.

Mr. Coolman pointed out three areas that ended at the Intracoastal Waterway. In order to preserve those areas for the public, it was suggested that the City provide some type of kiosks for water taxis and benches. He also noted a recommendation to convert Almond Street from two-way to one-way traffic, and that was the only traffic change suggested. Mr. Coolman felt it would also be an improvement to clean up some of the signage in the area in order to give the entire zone more of a “neighborhood feeling,” and a system of signage and benches was suggested. He noted that a series of bike lanes were also suggested in the Plan.

Mr. Coolman stated that improvements to the entrance to the Bonnet House were included in the Plan, and redesignation of Poinciana Street a “people” street was proposed, too. He explained that as redevelopment occurred, certain requirements would be involved. Mr. Coolman said it would be very hard to do something with the turn lane in the South Beach Residential District, and the best solution seemed to be to leave a “suicide” turn lane with special pavement so access would be retained, but it would not have the appearance of five lanes of pavement. Mayor Naugle did not care for the term “suicide” lane.

Mr. Coolman referred to the conceptual funding plan. He advised that the improvements were estimated as follows:

South Beach Residential District	\$1 million
Central Beach District:	
Within CRA	2.1 million
Outside CRA	200,000
North Beach Intracoastal/Overlook District	3.3 million
Sunrise Lane District	<u>1.3 million</u>
Total Estimated Cost	\$7.9 million

Commissioner Smith wondered how quickly this could be accomplished, and Mr. Coolman said he would defer to Mr. Adams in that regard. Commissioner Katz recalled that the County had recently approved a bike lane study in the beach area. Mr. Coolman stated that there were already bike lanes on A-1-A in one area, but during the implementation phase of this Plan, such issues would be addressed. Commissioner Smith explained that A-1-A had been included for special Greenway funding, so some additional improvements along the bike lane might be possible. Mr. Coolman noted that there had always been talk of designating A-1-A as a scenic highway and, if that was done, a lot of the Department of Transportation (DOT) signs could be eliminated. Commissioner Smith believed there was an effort underway to obtain that designation for the entire length of Broward County.

Mr. Chuck Adams, Manager of Redevelopment Services and Marine Facilities, explained that the next step in this process would be schematic design and preparation of detailed construction drawings upon Commission approval. He advised that the design phase would probably take about nine months.

Commissioner Smith was concerned about disruption to residents, and asked how long the construction itself would take. Mr. Adams could not answer that question now because it would depend on whether the project was constructed in a phased fashion and the complexity of the improvements involved. *Mr. Paul Kissinger*, of EDSA, advised that some of the improvements proposed were similar to those done on 13th Street. Mr. Adams explained that acceptance of this Master Plan was all that was being sought from the Commission today.

Commissioner Katz asked how the projects would be funded. Mayor Naugle understood the DOT had agreed to do certain improvements on A-1-A, and CRA funds could be used within CRA boundaries. Therefore, if the DOT project was broadened, the CRA funds could be concentrated on the area within the boundaries. Commissioner Katz wondered where the planning money would come from, and Commissioner Smith said it came out of the \$23 million. He had no objection as long as the City worked within the guidelines to avoid any trouble with the Department of Housing and Urban Development (HUD). Mr. Adams advised that HUD was not involved.

Commissioner Moore understood a task order was proposed for the design work, which would take about nine months. Mr. Adams agreed it would take at least nine months. Mr. Coolman thought schematics could be completed within the next three to four months, and then six to eight months more would be necessary to develop construction drawings and documents. Commissioner Smith understood the design phase would take a total of a year.

Commissioner Moore noted that bids would not be sought, and a task order would be issued to Keith & Schnars. Mr. Adams agreed that firm had been selected as the City's general civil engineer through a bidding process. Commissioner Moore asked about the cost for the design phase, and Mr. Adams advised that there had not yet been detailed discussion in that respect. He estimated the cost at \$750,000 to \$1 million for the entire package. Commissioner Smith thought that was about 17% of the cost of the project.

Reverend Jean inquired about the benefit the City would derive from this project. Mr. Adams believed this was important to achieve the primary mission of the Beach Redevelopment Plan, which was to improve the image of the beach and make it attractive for both residents and tourists alike. Mr. Coolman noted that the initial \$20 million invested in infrastructure in this area had generated over half a billion dollars in new tax base over the ten years, and this was an extension of that project. Mr. Adams noted that included the entire beach area.

Commissioner Moore asked about the height of the raised intersections. Mr. Kissinger believed they were 16", which would not be visible, but it would be felt, so it would slow traffic. Commissioner Moore thought this Plan had been well done. Mr. Adams said that with the Commission's permission, staff would move forward on the Joint Participation Agreement (JPA) with the FDOT.

Mayor Naugle referred to the overlook areas and asked if they would be water taxi-friendly. Mr. Coolman explained what was envisioned, and Mr. Adams explained the schematics would provide a better idea of the details. He noted that there might be handicapped regulations to consider and, once the Commission understood the costs involved, it might decide to simply provide a public open space, for example. Commissioner Moore thought water taxi stops would be great, but he felt the schematics should approach it as open space as the goal.

Commissioner Smith inquired about the timetable. Mr. Adams believed a request for appropriation of funds could be brought back to the Commission within the next month to start the schematic design. In a worst case scenario, the work within the CRA boundaries could be initiated while negotiations with FDOT went forward, with the JPA presented for approval by September.

Commissioner Moore asked if any property would have to be acquired under this Plan. Mr. Adams replied there was no need. Commissioner Katz understood \$7.9 million would be taken from tax increment funds now, and there were additional projects under consideration. Commissioner Smith asked if that amount was available today. Mr. Adams believed there was a sufficient revenue stream if the St. Regis project was considered. He noted that the Gold Coast project was outside the CRA boundaries. Commissioner Katz felt the Commission needed a spreadsheet showing what tax increment monies were available now and how much money was expected in the future. Mayor Naugle agreed the Commission needed to see the whole picture. Commissioner Smith added that he hoped staff would not count "ifs."

The City Manager requested conceptual approval today, and a more detailed Plan would be presented later along with potential funding mechanisms and a timeframe. Commissioner Moore understood there was \$15 million available, so he did not fear spending the money. Mr. Kisela stated that the FDOT had the money, and the Seabreeze Boulevard improvements were already under design. He advised that the FDOT was prepared to pay the \$15 million. The City Manager stated that if projects were already completely designed and ready to go, a contract could be awarded, but that particular project was so extensive that it was not quite ready. Mr. Kisela noted that project required acquisition and right-of-way, and it was being designed. Commissioner Smith understood the FDOT had the money, but it was committed to the Seabreeze Boulevard project.

Mayor Naugle reiterated the request for the spreadsheet.

Action: Approved as discussed.

I-E – Central Beach Five-Year Preliminary Capital Improvement Plan (CIP) Projects List

A discussion was scheduled on the Central Beach preliminary five-year CIP projects list. Mr. Adams stated that the Beach Redevelopment Advisory Board members had been working on this list for some time, and there were some specific recommendations to allocate funds available this year. There was also a discussion scheduled for June 4, 2002 about the Aquatics Center and, when a decision had been made in that respect, the list of projects could be narrowed down. He advised that this would be presented in connection with next year's budget as a five-year plan.

Commissioner Moore thought he had heard different estimated costs for the projects. Mr. Adams stated that the estimate for the Streetscape project was \$7.9 million, which he rounded to \$8 million. The consultant's preliminary estimate, however, did not include certain things that might or might not be required, such as drainage, so he felt an estimate of \$8 million to \$10 million would be safe.

Mayor Naugle did not know how this could be discussed without an estimate of revenue available over the five-year period. Mr. Adams stated that about \$740,000 had been undesignated in this year's budget, and the Commission had directed staff to work with the Board on how that should be spent and on a long-range plan. These were some specific recommendations from the Board as to what it felt should be done with the money this year.

Commissioner Smith understood there was \$750,000 available today. Mr. Adams advised that \$740,000 to \$750,000 was available, and one of the first recommendations was to bring back the Urban Land Institute (ULI).

Ms. Linda Gill, Board member, recalled that the ULI had come to Fort Lauderdale last in 1988, and conditions on the beach had changed a great deal since that time. She stated that the primary idea then had been to buy a lot of land had facilitate one main development, but that had never happened. Nevertheless, a lot of development was going on, and there had been some gorgeous improvements made, but the Board felt this minor investment would result in many ideas from the ULI. Ms. Gill stated that a five-day planning seminar would be involved, and there would be a great deal of community input. Commissioner Smith felt the great value of the ULI was the input from the residents and business people in the area.

Commissioner Katz noted that approximately \$740,000 in tax increment funds was on the table. Mr. Adams agreed that was the amount in this year's budget for unspecified projects. Commissioner Katz understood \$125,000 was desired for the ULI, and another \$200,000 for optic lights. Mr. Adams explained that if there was a workable product with a warranty, the Board recommended replacement of the lights. Commissioner Smith believed there were some test cases underway. Mr. Adams agreed that was correct. He had been told that the tests would be completed shortly, and one of the products seemed workable and had a substantial warranty. Mr. Adams pointed out that about half of the areas involved were outside the CRA boundary, so TIF monies could only be used for \$200,000 of the \$400,000 project. He stated that monies already allocated for the second phase of the Beach Lifeguard Stands could be reallocated to the optic lighting and the other money used for the stands.

Commissioner Moore wondered if people really believed the lights on the wave wall had significant benefit. *Mr. John Amodeo*, Board member, stated that the primary problem was that the lights had never really been operable, possible due to damage from skaters. Commissioner Moore wondered about the benefit of spending \$400,000 on lights the kids would damage anyway. Mayor Naugle believed the failure was primarily the result of the salt environment. Mr. Amodeo did not share that opinion. Ms. Gill acknowledged that the lights were beautiful at night, but she preferred to spend \$400,000 on something else unless it could be demonstrated that the new lights would work.

Mr. Steve Tilbrook, Board member, stated that when the beachfront had originally been developed using a plan from EDSA, the lights had been an important design element. He advised that there had been consensus on the Board at the time that the lights should be installed, if possible. Mr. Tilbrook reported that the Board had not really considered the cost at the time, so although its members liked the lights, it had not examined the issue of whether the money could be better spent elsewhere. Commissioner Smith suggested that the Board consider the fiber optic lights again and provide a recommendation.

Commissioner Katz understood the idea was to use \$125,000 for the ULI and \$200,000 for the lifeguard stands within the CRA. Commissioner Smith believed \$50,000 was necessary for the legal and consulting costs associated with the Palazzo development, for a total of \$375,000 of the \$740,000. Mr. Adams advised that the Board had suggested the balance go into the budget for the schematic designs and streetscapes.

Commissioner Katz did not object spending the money for the ULI, but she wanted to see where staff believed the money would come from in order to prepare a budget. Ms. Gill advised that she would contribute the rooms and space necessary for the ULI. Commissioner Katz stated that a budget was necessary. Mr. Amodeo stated that the Board realized that some of the items listed were really a "wish list."

Mayor Naugle suggested the Commission approve the ULI, the lifeguard stands, and the legal and consulting expenses. It was agreed. Mayor Naugle believed the Commission had insisted upon the type of information Commissioner Katz desired for the Progresso-Flagler Heights CRA. Commissioner Smith understood she wanted a vision for the entire beach. Commissioner Katz agreed she did not want to consider these things on a piecemeal basis. Commissioner Smith felt it was up to the Commission to provide a vision based on input from all the stakeholders.

Commissioner Moore thought the ULI had been a great process, but he urged caution because there had been a lot of talk about “resort, resort, resort.” He wanted everyone to understand that the ULI was just an exercise to provide options related to redevelopment concepts, but it did not mean that the City would follow the resulting vision. Commissioner Katz understood that. Mayor Naugle recalled that the ULI had resulted in a very important referendum to save the scenic drive because elimination of A-1-A had been suggested. Mr. Tilbrook explained that the intent of the ULI was to update redevelopment plans for the beach that had been developed in the past under different circumstances.

Mr. Adams explained that the lifeguard stands were already City funded, and the suggestion was that the money be used for the lighting. Therefore, if the Commission intended to defer any decision on the lighting pending additional input from the Board, he suggested that the lifeguard stands also be deferred. It was agreed.

Action: As discussed.

I-H – Proposal for Beach Amphitheater on State Road A-1-A and East Las Olas Boulevard (Oceanside Parking Lot Site)

A presentation was scheduled by Commissioner Smith on a proposal for a beach amphitheater on State Road A-1-A and East Las Olas Boulevard. Mayor Naugle recalled mentioning the parking spaces at the last meeting and, in the future, the City would probably want to use the Oceanside Lot for something like a public plaza, amphitheater, or other public space. However, the majority of the Commission had voted to turn it over for private development. Commissioner Smith thought that must have been long before this Commission was seated. Mayor Naugle stated that the voters had indicated the land should be used for a park or parking.

Commissioner Smith had been happy to hear Mayor Naugle suggested that this property be used for something other than “front row seats for cars.” He recalled that he had felt 1,500 parking spaces were just too many for the Birch Lot, and Mayor Naugle had suggested it would be useful if the parking were removed from the Oceanside Lot in favor of using that space as a public gathering place of some kind. Commissioner Smith pointed out that the beach was very important to the City, and he felt a vision had to be developed for implementation. He advised that the Beach Council had asked him for his vision based on what he had heard from the stakeholders.

Commissioner Smith envisioned Fort Lauderdale emerging as the best of the world’s best beach resorts. He described his vision, which included a trolley that ran every two minutes, an upscale open village with a European flavor, a vast lawn with an amphitheater and submerged parking, a shopping village, and a boardwalk along the Intracoastal Waterway. Commissioner Smith had asked *Mr. Chuck McKirahan*, Architect, to put something on paper for him.

Mr. McKirahan presented some concepts including a band shell and amenities on the Oceanfront. That concept had been taken further into the design process to “test the waters,” and a prototype had been developed to integrate all the different elements. The concepts were displayed.

Mayor Naugle noted that the concept was similar to that of DDA Plaza, and he felt a lot of issues related to public spaces relied on timing. He thought this was premature now, although a discussion about it was a good idea, because of the crowd out there on the beach now. Commissioner Smith thought Fort Lauderdale was past that now, and the crowd was sufficiently upscale now to move forward with this type of vision. Mayor Naugle believed that someone would develop the property to the south sooner or later, and then would be a good time to do this at the same time in order to complement that facility. Commissioner Smith was ready to move ahead now. He felt time was of the essence.

Mayor Naugle stated that one unresolved issue was an assurance that there would be 1,200 public parking spaces on the Birch Lot before parking could be eliminated from the Oceanside Lot. Commissioner Smith agreed. Mayor Naugle said that a vision had been created before with a lot of community input through the American Assembly process in 1985 and 1994. Commissioner Smith believed the 2020 Plan done two years ago had also resulted in a vision, and there came a time to “take a leap of faith” and put such visions to work.

Commissioner Katz thought the Beach Redevelopment Advisory Board and the ULI could incorporate this concept into a plan with the assistance of EDSA. She noted that simple open space was another possibility, and she wanted community input. Mayor Naugle pointed out that this was a special place, which fortunately could not be given to a developer, and the land could be used for ever changing purposes over the years. He noted that an amphitheater/town square concept had been discussed before. Commissioner Smith hoped the Board could take this up at its next meeting.

Ms. Gill stated that the amphitheater proposed by the Chamber of Commerce for the south beach area had been considered by the Board, but it had been voted down because it was not desired by either the beach businesses or the residents because they had not been ready for it at the time. She felt this was premature. Ms. Gill wanted to examine the types of concerts and crowds drawn by such amphitheaters to ensure it would attract the element the City wished to attract.

Commissioner Smith wondered if the Board would be willing to take a fresh look at the idea for the Oceanside Lot. Mayor Naugle felt that could be a large component of the ULI. *Mr. Frank Schnidman* recalled that the parcel had been in private use when the ULI process had taken place before. It was the consensus of the Commission to include an amphitheater in the ULI study approved in connection with the last item.

Action: As discussed.

At 4:28 p.m., the meeting was recessed for an executive closed door session regarding litigation strategy in connection with *Scott Bursor V City* (Case No. 01-7464-CIV-Middlebrooks). It was reconvened at 4:48 p.m.

I-F – Former New River U.S. Post Office Site – Drafted Request for Proposals (RFP)

A discussion was scheduled on the drafted RFP for the lease and development of the former New River U.S. Post Office site. The City Manager stated that the RFP allowed and encouraged interest in this site from a number of different entities, both for-profit and not-for-profit. Mr. Chuck Adams, Manager of Redevelopment Services and Marine Facilities, noted that a list of items had been presented for inclusion in the RFP.

Commissioner Hutchinson wanted the RFP to specifically address the Riverwalk Design Guidelines. Mr. Adams stated that the RFP referred to the requirements of the ULDR, which incorporated the Design Guidelines. Commissioner Hutchinson preferred a specific mention of those Guidelines, and Commissioner Katz concurred. Commissioner Hutchinson said she was also not interested in a zoning change. Commissioner Katz asked her if she would be open to suggestions for other zoning ideas for later consideration. Commissioner Hutchinson was not open to the idea.

Mr. Adams stated that one of the previous proposers had suggested a change in the requirements for the no more than 100' buildings without separation. It was his understanding that proposer was not necessarily pursuing that angle at this time, but he wondered if the Commission even wished to encourage that type of proposal. Commissioner Smith how long the lot was, and Mayor Naugle believed it was a long, deep lot of 273'. Commissioner Smith wondered what would happen if someone proposed a 200' museum. Commissioner Hutchinson did not mind considering a building longer than 100', but she did not want to change the H-1 zoning designation.

Mr. Adams advised that statements regarding innovative design guidelines could be incorporated into the RFP. As to permitted uses, Commissioner Hutchinson did not want to restrict them unless necessary. She wondered if a member of the public could serve on the Evaluation and Selection Committee. Commissioner Smith believed that issue would be addressed later.

Commissioner Hutchinson thought the allowed uses were acceptable, although she did not think residences worked well in loud entertainment areas because they were not compatible. She was open to all uses, but she was concerned about mixing residential uses in this area. Commissioners Smith and Katz favored excluding residential uses as well. Commissioner Smith felt all historic uses should be considered except for residential. It was agreed.

Commissioner Hutchinson supported the idea and felt some sort of public process for evaluation should be added. She was not prepared to do so today, but she wanted to nominate someone to the evaluation committee. Mr. Adams suggested that the Commission nominate two people so there would be a voting membership of three. Commissioner Katz wanted to suggested someone as well.

Commissioner Katz referred to preservation of the building. Mr. Adams advised that the Commission had directed staff to leave that open, but it might wish to adjust that policy in light of recent events. Commissioner Hutchinson asked if there was any data available as to how much of the historical structure remained. Mayor Naugle pointed out that if someone wanted to demolish, the Historic Preservation Board would have to review the request, and it would have to be approved by the City Commission under existing ordinances. Commissioner Katz wondered if preservation of the façade should be mentioned in the RFP. Commissioner Smith did not want to go that far, and Commissioner Hutchinson believed the process in place would serve well. Mr. Adams understood the consensus was to keep the RFP as written in this regard.

Commissioner Katz understood that a cultural/non-profit component should be part of any proposal. Mayor Naugle liked the idea. Mr. Adams understood that as part of the proposal, there had to be some component of cultural or non-profit use. Commissioner Smith wondered if a House of Blues would be considered cultural. Commissioner Katz felt there should be a non-profit component, and Commissioner Moore wondered why. Commissioner Katz noted that this was in the Arts & Science District, but Commissioner Moore did not see why a cultural aspect had to be non-profit. Mayor Naugle suggested that preference be given for proposals containing a non-profit aspect. Commissioner Smith did not feel preference should be given for non-profit components, although he felt cultural uses were in order. Mayor Naugle suggested that preference be given to proposals containing cultural or historical components.

Commissioner Moore saw no reason to limit the RFP because the idea was to get as many proposals as possible for the Commission to judge. Commissioner Smith thought a theme had been created for the area, of which the proposers should be aware. Commissioner Moore felt that was reasonable since anyone who planned to respond to the RFP would look at the area. It was the consensus to not indicate any preferences, and Mayor Naugle noted that the Commission would make the ultimate selection.

Commissioner Katz referred to the evaluation committee. She felt that in addition to a person or two from the general community, there should also be an architect or an urban planner. Mr. Adams noted that Art Bengochea, a member of the Historical Society Board, was also an architect. Commissioner Hutchinson said she would recommend an architect on May 21, 2002, and she thought someone from the Riverwalk Board would be appropriate.

Mr. Adams noted that staff had suggested this be a small committee, but it could be expanded. Mayor Naugle felt there should be two members of the community, and Commissioner Hutchinson would recommend some potential appointees with the understanding that an architect and/or representatives from special interests in the area would be helpful.

Mr. Adams advised that a change was recommended in the point structure with only 10% of the points related to financial benefit and 45% each associated with design criteria and experience. He pointed out that this type of criteria would encourage responses from non-profit organizations. Mr. Adams noted that a ranking by the evaluation committee was an alternative to a point system. Commissioner Hutchinson wanted to see all the proposals. Mayor Naugle believed consensus had been reached to have the evaluation committee rank the proposals for presentation of them all to the Commission.

Mr. Adams stated that a resolution authorizing the release of the RFP would be presented on June 4, 2002 so it could be released on June 7, 2002.

Commissioner Katz noted that this list of people provided was the same list used for the RLI package. Mr. Adams agreed it was and said staff was seeking some help in this regard. Commissioner Katz suggested an article in the real estate publications. Commissioner Smith advised that there were some specialty museums around the United States, and he wanted to reach them, too. He believed there were some specialty cultural publications that could be used for advertisement in order to reach national entities. Mr. Adams said that staff would work on the list and circulate it to the Commissioners for any additional input. Commissioner Katz thought Mary Beck could help in terms of reaching cultural organizations, and Mayor Naugle felt historical publications would be helpful as well.

Action: Approved as discussed. Resolution to be presented on June 4, 2002.

**I-G – Lease – The Restaurant People –
The River House Restaurant, 301 Southwest 3rd Avenue**

A discussion was scheduled about the proposed revision to the lease agreement with The Restaurant People (TRP) for The River House Restaurant located at 301 Southwest 3rd Avenue. Commissioner Katz thought the historic building had to be maintained, and there were different ways to accomplish that end. Therefore, she suggested the Finance Department provide some information about the different ways that could be done.

Commissioner Katz was concerned about the administrative costs of \$2.1 million. Further, a break on the rent would take care of \$80,000 of the deficit, but she wondered how the rest would be handled. Mr. Pete Witschen, Assistant City Manager, stated that the administrative costs had been examined by various restaurant professionals, who had indicated the figures were not unusual. He advised that the contribution to capital was viewed from the standpoint that the City owned the building and would be reinvesting in the building. Mr. Witschen said he intended to investigate alternative funding sources to help with maintenance of the historic character of the building.

Mr. Witschen stated that this would include a requirement to “true up” the rent upon execution of the agreement, so if there were a deficit, the agreement would not be effectuated. He noted that some figures were included on the second page of the amendment. Commissioner Katz wondered about the future. Mr. Witschen said the rent would be based on the success of the restaurant in the future as documented to the Finance Department for review of profit and loss statements.

Commissioner Katz explained that this seemed to address immediate problems, but restructuring in the future might be necessary. Mr. Witschen said that an examination of the statements indicated that profitability had been enhanced every year over the past several years. He stated that some operational changes were proposed to increase sales volume, and this would help. Commissioner Smith thought some different concepts might have to be considered if this could not make it as the upscale restaurant it was now. Mayor Naugle agreed the company was trying to survive, but if it did not, the City would still have the building.

Action: Approved.

I-I – Federal Courthouse Rebuild/Expansion Program

A verbal update on the status of the Federal Courthouse rebuild/expansion program was scheduled. The City Manager noted that Fort Lauderdale had been quite successful in obtaining funds from the County Land Preservation Board for open space, and the Southside School site was one of the properties being considered, so there was some question as to that site being available for a federal courthouse. Mr. Pete Witschen, Assistant City Manager, said that staff had tried to get a consensus in the community about possible courthouse sites, and recent developments associated with the Southside School had changed the situation.

At 5:15 p.m., Commissioner Moore left the meeting.

Mr. Witschen desired some direction from the Commission, and the next meeting would be to refine issues from the federal government to determine if a public site could be identified that met the design criteria. He noted there were some conflicting demands and interests.

Commissioner Hutchinson recalled that when representatives from the federal courthouse had met with the Commission, she had volunteered to arrange a meeting with neighborhood and business leaders to discuss the Southside School site. She had not, however, volunteered to help find a site for the federal courthouse. Commissioner Hutchinson thought a decision had to be made about Hardy Park because the federal courthouse could not be built at Southside School without the park facilities. Commissioner Hutchinson said she could not, in good conscience, be willing to give up Hardy Park while begging for Southside.

Mayor Naugle said the only way he had thought the federal courthouse could work at Southside had been if it included the park, and there was enough money to buy land for a new park, perhaps west of the tracks. If that could not be done, he did not think a courthouse would be worth giving up an important park.

At 5:18 p.m., Commissioner Moore returned to the meeting.

Commissioner Hutchinson did not know if the General Services Administration (GSA) had made a commitment to replace parkland. Further, the City did not own the Southside School site, and the School Board did not seem to be “at the table,” so she did not think sites outside the City’s control should be considered for a courthouse. It was her understanding that the City only owned three sites, so she wondered if the Commission wanted the committee to try to put parcels together. Mayor Naugle thought the land could be private or public, but the fewer number of owners involved, the better; and, the less condemnation necessary, the better. He pointed out that there were probably ten or twelve property owners involved in the property west of City Hall.

Commissioner Smith advised that he had received a letter from the Tarpon River neighborhood, and that neighborhood was opposed to use of the Southside School site for a courthouse. He thought a courthouse in the area north of City Hall would provide an economic regenerator to encourage redevelopment, and dealing with ten property owners was workable. Mayor Naugle agreed it might be, but the courthouse needed a location where it was wanted by the community. It was his understanding that there were property owners and business groups who liked the Southside School location.

Commissioner Hutchinson explained that she could not stand before the Land Preservation Board and ask it to save Hardy Park and then just give it away for a courthouse. She was not willing to give up any parkland. Commissioner Smith thought it made sense to keep a courthouse centrally located and near all the attorneys.

Commissioner Moore thought the first issue to address was whether or not the GSA would provide assurances that the courthouse would be built in Fort Lauderdale. Another possibility was a partnership with the City, and he thought the One Stop Shop was an enticement. He noted that the whole area around the One Stop Shop could be utilized. Commissioner Moore noted that was all the City had but, if the GSA found a site, everyone could work together on that site. He said that site might or might not be the Southside School site, but that point in the process had not yet been reached. Commissioner Moore observed that there might be a private site the GSA favored, and perhaps the City could assist, but all the City had to offer was this and the site across the street.

Commissioner Katz thought the City owned some property to the north of City Hall. Commissioner Moore did not believe there was adequate City property. Mayor Naugle agreed there were a number of owners involved. Mr. Witschen said that if there was a site identified that could help the CRA, the process could be rolled up a year. He noted that the One Stop Shop was one such location that could be considered. Commissioner Smith pointed out that the Heliport and the old tent city could be utilized, and perhaps the County bus station could be relocated. Mayor Naugle added that the site considered for a fire station west of the tracks could be considered. Commissioner Moore agreed there were a number of possibilities, and a location facing Broward Boulevard would be appropriate.

Mayor Naugle did not think any particular site could be considered now, but all possibilities should remain on the table. Commissioner Smith felt the GSA should be aware that the Southside School site had been funded as open space, and neighbors were opposed to a courthouse in that location. He felt the City should only offer what it owned. Commissioner Moore pointed out that the City had no control over the Southside School site, and if the GSA wanted to negotiate with the School Board, there was nothing the City could do. Mayor Naugle thought the City Hall site should be offered, in combination with the privately-owned parcels.

Mr. Witschen noted that the GSA wanted to trade its current parcel for other public property. Commissioner Hutchinson said she only wanted to control the sites over which the City had control. Mayor Naugle did not believe the City controlled any one site. Commissioner Hutchinson understood the One-Stop Shop was already on the table. Commissioner Smith felt that was one option.

The City Manager understood the downtown core area was generally the preferred location. That remained the priority, and this discussion had been prompted by the question of the Southside School site. He felt the City should go to the GSA and indicate that the Commission preferred a site over which the City had control, which was the One-Stop Shop. The City Manager stated that he would never indicate that a particular site or no site could be used because then the GSA would build the courthouse in Plantation. If the One-Stop Shop site did not work out, he thought the City should do anything else it could to keep the courthouse in the downtown core. It was agreed, although Mayor Naugle preferred to keep all sites on the table.

Action: As discussed.

I-J – Redevelopment of Bahia Cabana – Omni Development Company, Inc.

A presentation was scheduled by Omni Development Company, Inc. regarding its proposed redevelopment of the Bahia Cabana property located on Fort Lauderdale Beach. The City Manager introduced *Mr. Richard Zipes*, who provided the presentation and introduced other members of the development team to answer any questions. Mr. Zipes said he had reached agreement to acquire two sites, known as Parcels A and B. He advised that Parcel A was currently zoned RMH-60, and Parcel B and the Fire Station site were zoned SBMHA. Mr. Zipes proposed down-zoning of Parcel A from a high density zoning district to Community Facility (CF) zoning for the new fire station. He also proposed rezoning Parcels B and C from SBMHA to the Planned Resort District (PRD) to accommodate the proposed development.

Mr. Zipes stated that this plan had been presented to several neighboring homeowners and condominium associations, including the Central Beach Alliance and Maya Marca, and there had been positive feedback. However, the neighborhood was opposed to any development whatsoever involving two or three stories on Parcel A. He advised that the A site sat in the middle of the site, and there were residential components on the east and west ends. Therefore, he had “gone back to the drawing board,” and it was suggested that the fire station be moved to Parcel A, with the density transferred to Parcels B and C.

Mr. Zipes displayed an aerial photograph of the area and pointed out the locations of the proposed buildings and discussed the routing of traffic. He advised that a 28-story building, accommodating approximately 85 condominium units was proposed, with an adjacent 4-story parking structure. Mr. Zipes displayed photographs of the surrounding area and pointed out that this was a gateway to the beach area, particularly to the Intracoastal side, and he believed the project would enhance and beautify the area. Based on a traffic study, he stated that there would be a 50% reduction in traffic over the existing hotel use with its transient guests, and service areas for large vehicles would be provided.

At 5:33 p.m., Commissioner Smith left the meeting. He returned at 5:40 p.m.

Mr. Zipes did not believe views would be impacted because those living west of the existing Bahia Cabana already had obstructed views, and no one lived on the east side. He thought a case could be made for someone in the Yankee Clipper building having the view to the north impacted a little, but that was the only view obstruction. He noted that there were Fire Department representatives present to address the viability of moving the fire station, and it would be his obligation to undertake that task, although there were many details to be considered. Nevertheless, he understood the Fire Department supported the idea. Mr. Zipes added that the City’s tax base would be enhanced and advised he was open to any comments.

Commissioner Katz asked if the City would lose the docks if there were a land swap. Mr. Zipes stated that there really were not docks, just a slip for the fire boat. He advised that a 10’ easement would be provided for dockage of that boat. Mayor Naugle stated that there were some docks there, but most were not included in the subject property.

Commissioner Katz asked if this property was within CRA boundaries, and it was indicated it was, so she understood it would generate tax increment revenue. She asked how it could be handled from a legal standpoint, and the City Attorney advised that the land swap was addressed in the Charter. He reported that if the property exchange was one needed by the City for some sort of public use, such as a fire station, it might or might not fall within Article VIII of the Charter. The City Attorney noted that there was also the issue of putting the parcel out for bids through the RFP process, so there were two means of conveying the property.

Commissioner Smith did not feel this project fit in with the vision of this portion of the beach. He felt it was too big and in the wrong place. He noted that there was already a perfectly good fire station, and he did not care for the residential use. Commissioner Smith did not feel this effort should go forward in this location, although he favored a downtown location for such a project.

Mr. Zipes noted that there had been several meetings within the community, including with the Central Beach Alliance, and he guessed this project had been considered a 9 on a scale of 1 to 10. Mayor Naugle thought the people in attendance had only heard the developer's "pitch." Mr. Zipes said he could go back to the drawing board, and Commissioner Smith said that was his right.

Commissioner Hutchinson said she had put together a meeting to get opinions from the community, and the people present had not been interested in this development. However, Mr. Zipes had then made some changes and presented the plan again, and the community had liked this project better than the first. Commissioner Hutchinson believed the main concern involved the views, and there were concerns about the proposed height of the building. She felt the height was inappropriate, and she had also received some letters expressing concerns about relocating the fire station next to their properties.

Commissioner Moore believed the marketplace should and would drive the use, but he wondered how the Fire Department felt about relocation of the fire station. Fire Chief Otis Latin stated that the existing fire station had recently been renovated, but response times would not be affected if it were relocated. He did think access might be better in the new location, and there were no objections to keeping the fireboat across the street from a Fire Department perspective. Commissioner Moore asked Mr. Zipes if he would build the new fire station at his expense. Mr. Zipes replied that he would either build it or pay for the City to build it, although the details had not been worked out yet.

Mayor Naugle said he could not support this project because he did not think it would be good for the City to lose a hotel and gain a condominium in a zoning district that called for hotels and marinas. Further, this project involved some City property, and the property was only zoned for 15 stories and 28 stories were proposed. He believed the public was clearly tired of tall buildings, and the City had the ability to hold this development to 15 stories. Mr. Zipes noted that this was the "first shot out of the box," and he would work on the plan further.

Action: As discussed.

I-K – High Tech Park in Progresso Area – Old Progresso Village Proposed Development

A discussion was scheduled and direction requested on a proposal for a high tech park in the Progresso area, as well as the proposed residential development known as Old Progresso Village. See also Item M-21 on the Regular Agenda, this date. There were no concerns expressed, but Commissioner Moore wondered if the sewer work would be done at the developer's expense and turned over to the City. *Mr. Rene Lupine*, representing the developer, replied that was the intention.

Commissioner Moore understood this would not be a tech park but provide housing opportunities. He did not care to waive the liens on the property until he knew there would be housing constructed. Mr. Pete Witschen, Assistant City Manager, noted that the City Commission had released liens in the past on certain target dates, such as the date building permits were issued, so that mechanism could be wrapped into the lien release process. Commissioner Moore was satisfied with that idea.

Commissioner Moore felt there should be a condition that affordable housing would be provided, as opposed to low-income housing. Mr. Lupine stated that there would be different prices for different units, and there would be affordable units. Commissioner Moore asked the developer if he was committing to the \$105,000 to \$149,000 price range. Mr. Lupine stated that some 4-bedroom models were desired, and those might cost more than \$149,000, but there would be units that met the City's affordability requirements. Commissioner Moore understood there were liens on 6 of the lots, so he asked that the units on those 6 lots be affordable. Mr. Lupine agreed.

Action: Approved as discussed.

II-B – City Commission Redistricting Process

A report was presented regarding the Citizens Evaluation Committee for the City Commission redistricting process. It was the consensus to approve the recommendation to continue using the Committee as outlined in the back-up memorandum.

Action: Approved.

At 6:00 p.m., the meeting was recessed. It was reconvened at 9:20 p.m.

III-B – Advisory Board Vacancies

1. Beach Redevelopment Advisory Board

Mayor Naugle wished to reinstate Jay Adams to the Beach Redevelopment Advisory Board.

Action: Formal action to be taken at Regular Meeting.

2. Board of Adjustment

The Commission wished to appoint Gus Carbonell, Fred Stresau and Christine Teel to the Board of Adjustment as regular members, and to appoint Don Larson as an alternate member.

Action: Formal action to be taken at Regular Meeting.

3. Community Appearance Board

Action: Deferred.

4. Community Services Board

Action: Deferred.

5. Economic Development Advisory Board

Commissioner Smith suggested the appointment of Milton Jones to the Economic Development Advisory Board

Action: Formal action to be taken at Regular Meeting.

6. Education Advisory Board

Action: Deferred.

7. Historic Preservation Board

Commissioner Moore wanted to reappoint Jeryl Madfis, and Commissioner Hutchinson wished to reappoint Todd Fogel and appoint Rachel A. Bach to the Historic Preservation Board.

Action: Formal action to be taken at Regular Meeting.

8. Marine Advisory Board

Action: Deferred.

9. Nuisance Abatement Board

Commissioner Smith suggested the appointment of Ted Fling to the Nuisance Abatement Board as an alternate member.

Action: Formal action to be taken at Regular Meeting.

OB – Subarea Mobility Study Committee

Commissioner Katz suggested the appointment of Mel Wilson and Commissioner Hutchinson suggested the appointment of Michael Madfis to the Subarea Mobility Study Committee.

Action: Approved.

II-A – Parks General Obligation Bond (GOB) Projects – Quarterly Report for the First Quarter of 2002 (January to March)

The quarterly report on the parks GOB projects for the first quarter of 2002 (January through March) was presented. Commissioner Katz noted that George English Park was not listed, and she had received several letters about improvements to the building. She understood that had not been included in the Parks Bond, but she wondered when those improvements would be made. She also understood there was a termite problem.

Mr. Pete Sheridan, Assistant City Engineer, agreed staff was working on a project for the building, which would be funded through a combination of accelerated capital improvement project funds, a Florida Inland Navigation District grant, and a Broward Boating Improvement Program grant. He advised that the restroom would be expanded for handicapped accessibility and to help facilitate the Park operation. In addition, damage from termites to the pavilion and main roof would be repaired, and the building had already been tented. Mr. Sheridan hoped to go out for bids within the next 60 days. He added that the existing dock facility would be repaired and some floating docks for smaller boats would be added in conjunction with this project.

Commissioner Katz said she had been told that the jogging path had only been partially completed. Mr. Sheridan believed the concern was the width of the pathway because it had to be reduced to a width of 4' due to site constraints and funding issues. Commissioner Katz understood the pathway did not extend the full mile or mile and a half originally planned. Mr. Sheridan said he would check to see if there was a portion that had not been completed due to removal of the portable classrooms.

Action: Report approved. Staff to investigate progress at George English Park.

OB – Urban Design Planning Session

Mayor Naugle wished to compliment Commissioner Katz on the planning session she had held last Friday. He said there had been lively and timely discussion. Commissioner Katz noted that Commissioner Hutchinson had also attended, and she had been gratified with the attendance. She believed it had opened a few minds to examine all the issues all at once.

Action: None.

IV – City Commission Reports

1. Health Insurance

Commissioner Moore said he still had concerns about the self-funded insurance plan and the third party administrator (TPA). Mr. Scott Denham, Risk Manager, reported that there had been a meeting with the owner of the new TPA, Benefits Management Company, and a few price reductions had been achieved. One was in the area of the annual increase allowed for in the contract, and agreement had been reached to keep it at 3% rather than the allowed 5%, which was a \$10,000 value. He stated that fees recouped from the prescription plan afforded another opportunity to save about \$20,000 to \$25,000. Mr. Denham referred to run-off costs and advised that discussions were ongoing, but the owner of the TPA was out of town this week.

Commissioner Moore inquired about the fee per member per month. Mr. Denham was awaiting a legal opinion in that regard because this was not an opening of the contract. Commissioner Moore noted that one of the reasons this TPA had been selected was being it was a local firm, but the owner seemed to be out of town a great deal, and he was growing concerned about it. Mr. Denham added that the Operating Officer was always available, and he had been informed that the turnaround time for the payment of claims was being targeted at 10 days. He felt extraordinary accomplishments had been made of late, and new identification cards would be received by members this week.

Commissioner Moore requested copies of the last three quarterly reports from the last TPA. He said he had been told today that providers were being informed that it would take four to six weeks for their first claims to be processed. Mr. Denham understood that and had personally collected 75 boxes of material from the former TPA for delivery to the new TPA in order to address the backlog.

Commissioner Katz asked for additional information about the accumulated debt. The Risk Manager expected the back-up data to be in place within the next 10 days or so in order to provide an update. The Director of Finance provided some additional information and said it would be a few more months before the effect of the change in the TPA would be evident. Mayor Naugle desired a report on that very soon. The City Manager expected a report could be presented at the first meeting in June. Mayor Naugle did not think the contribution of management employees could be delayed until the new fiscal year. The City Manager planned to meet with each Commissioner in this regard.

Action: As discussed.

2. Community Development Rehabilitation Program

Commissioner Moore said he had been receiving concerns from residents about this program and desired information in this regard. The City Manager said he would be happy to meet with Commissioner Moore and provide a report to the City Commission. Commissioner Smith advised that he was concerned as well, and he understood there had been some personnel changes that might have created delays.

Action: Staff to provide report.

3. Position of City Attorney

Mayor Naugle noted that a number of applications for the position of City Attorney had been received, and he proposed that the City Clerk and City Attorney create a spreadsheet showing the candidates' qualifications for presentation to the City Commission. The Commission could then develop a list of candidates they wished to interview, and perhaps any candidate mentioned by two Commissioners could be interviewed by the entire Commission.

Commissioner Moore thought a spreadsheet would be helpful in narrowing the field, but he did not know if any candidate would be mentioned by two Commissioners. Mayor Naugle noted that anyone could be interviewed who was mentioned by a Commissioner. Commissioner Katz pointed out that the Commission had set criteria, and she preferred to abide by it with those who did not meet that criteria disqualified from consideration. Mayor Naugle believed some of the criteria were subjective, and there might be equal substitutions. Commissioner Smith suggested that candidates who did not meet the basic criteria that were not subjective be eliminated from the spreadsheet list.

Action: Spreadsheet to be presented at next Conference meeting as discussed.

4. Air and Sea Show

Commissioner Katz stated that the Air and Sea Show had been spectacular, although she had received some complaints. She advised that residents of the Sunrise Intracoastal neighborhood had not been able to get back to their homes after Sunday evening. Commissioner Katz had a list of problems, which she presented to the City Manager. He said he was preparing a report, and a number of issues needed to be corrected next year. Commissioner Smith noted that some of hoteliers on the beach had been precluded from selling water and other things on private property, and he did not think that was right. Mayor Naugle did not believe outdoor sales were allowed. Commissioner Moore understood there were opportunities associated with a special event to make outdoor sales. Commissioner Smith felt businesses should be able to sell a bottle of sun tan lotion during the Show just as they could at other times.

Mayor Naugle suggested that staff provide a report in this regard about what had occurred and what the existing ordinances involved that addressed outdoor sales. He thought the Show had been great, and he commended the Fire and Police Departments and the lifeguards. Mayor Naugle said one complaint he had received was that people had come to the beach the night before the Show and taped off areas of the beach, which had impeded access. He did not think that was right. Commissioner Smith was also concerned about areas being fenced off for a relatively few number of people. Commissioner Katz wondered if the County contributed to the Show. The City Manager replied that the County contributed in a number of ways such as providing free dockage and shuttle services.

The Police Chief reported that 19 arrests had been made during the weekend, and 17 had been misdemeanor arrests. There had been 167 lost children reunited with their parents as well. The Police Chief explained that the Sunrise Intracoastal neighborhood had been closed off for a time because the Police Department had been working a suicide case involving emergency vehicles.

Commissioner Moore recognized the Parks & Recreation Department for its efforts to facilitate the Show, and Mayor Naugle noted that Public Works had done a good job with the clean up afterwards. Commissioner Moore referred to the fenced area mentioned by Commissioner Smith. He had heard that it had not been used to its maximum, but he did not want it eliminated because it provided for the sponsors and was probably a necessary marketing tool. Commissioner Smith thought the area could be smaller.

Action: As discussed.

5. Hurricane Season

Commissioner Katz suggested that the City to send out notification to residents of the barrier island with regard to evacuation routes and shelter locations in the event of hurricane. The City Manager agreed to do so. Commissioner Moore thought staff should also investigate the availability of the schools as shelter sites because some were being renovated. Commissioner Smith noted that many people did not go to the shelters because they could not bring their pets. He felt some consideration should be given to that fact.

Action: Hurricane information to be distributed to barrier island residents.

6. Long Range Planning Workshop

Commissioner Katz hoped staff was working on the long range planning workshop. The City Manager advised that he would be providing a schedule. Mayor Naugle noted that an economic development meeting was scheduled tomorrow, and the budget would be coming up soon. Commissioner Katz did not want to wait until the budget was presented because there were so many projects under consideration that should be coordinated.

Action: Schedule to be provided.

7. Swing Sets

Commissioner Katz had heard that swing sets were being considered structures by Code enforcement personnel. The City Manager noted that the case that had raised this issue had not involved typical swing sets. Ms. Cecelia Hollar, Construction Services, explained that this particular case had involved several issues, including location of the play set within required setbacks and its design. She advised that staff was examining the overall issue of accessory uses within setbacks. Mayor Naugle asked staff to provide the Commission with an outline of the items that did and did not require permits.

Action: Staff to provide additional information.

8. City's Legal Department

Commissioner Hutchinson distributed copies of a memorandum requesting information from the City's Legal Department. She said she had waited for an answer for two months, and she needed a response before having to make a decision about a new City Attorney. The City Manager apologized for the delay and agreed to investigate further.

Action: City Manager to investigate.

9. Historic Preservation Board

Commissioner Smith said he had received a letter from someone who wanted to serve on the Historic Preservation Board. He did not have a vacancy, and he asked the City Clerk to forward the letter to the other Commissioners.

Action: As discussed.

10. County Land Preservation Advisory Board

Commissioner Smith wished to thank the Commissioners and citizens for attending the last meeting of the County's Land Preservation Advisory Board, and the results had been very good. He reported that the City had received funding to acquire six sites at a value of \$10 million and another site had been placed on the contingency list for consideration by the County Commission on May 21, 2002.

Mayor Naugle wondered if another site could be put on the contingency list for County Commission consideration. Commissioner Smith did not know, but he expected there would be a lot of money left at the end of this particular process. Mayor Naugle wished the Wingate Site could be added.

Commissioner Katz inquired about money for a regional park in Fort Lauderdale. Mr. Phil Thornburg, Parks Superintendent, believed that most of the \$200 million available had been allocated already.

Commissioner Katz wanted the City to be ready, in case an opportunity presented itself, to put forth a plan for a regional park. She understood the American Golf Course and lots to the south would be available. Commissioner Smith suggested that the Real Estate Office look into it. Mr. Thornburg agreed to contact that personnel and to explore the County's process. Mayor Naugle requested a report on how this idea could be pursued.

Commissioner Moore commended Commissioner Smith on his efforts in this regard. Commissioner Smith agreed with Mayor Naugle about the Wingate Site. Commissioner Moore also wanted to consider Commissioner Katz's idea about a regional park/golf course.

Action: Staff to provide report.

11. Building Heights at Beach

Commissioner Smith desired support for reducing the maximum height of buildings allowed at the beach. He noted that while bulk was an important component, height seemed to be the primary concern of the citizens. Mayor Naugle said he was willing to consider limiting density and height. Commissioner Smith wanted to hear his proposal for density reduction, but his proposal was to reduce height 20% across the board in all the beach zoning districts. He understood there had been a recent Supreme Court ruling that would work in the City's favor in this respect.

Mayor Naugle thought that a maximum density not to exceed 50 units to the acre based on the need to evacuate the barrier island during a hurricane would be appropriate. He noted that the legal maximum density was undefined in certain areas of the central beach. Commissioner Moore suggested a Conference discussion in this regard, and Commissioner Hutchinson favored consideration on May 21, 2002.

Action: Subject to be considered on Conference agenda.

V – City Manager Reports

1. Reorganization of Administration

The City Manager referred to the reorganization of administration that was underway and reported that he had received notice from the Director of Finance that he intended to retire on April 1, 2003.

Action: None.

Meeting adjourned at 10:20 p.m.

NOTE: A MECHANICAL RECORDING HAS BEEN MADE OF THE FOREGOING PROCEEDINGS, OF WHICH THESE MINUTES ARE A PART, AND IS ON FILE IN THE OFFICE OF THE CITY CLERK FOR A PERIOD OF TWO YEARS.